



16 Shorts Road, Fair Oak - SO50 7EH

In Excess of £350,000

WHITE & GUARD

16 Shorts Road

Fair Oak, Eastleigh

White & Guard are delighted to present this substantial semi-detached home, brimming with character and offering an exciting opportunity for those seeking a property with scope to personalise. Set on a generous plot with an exceptionally large rear garden, this home combines traditional charm with endless potential. From the moment you arrive, the attractive frontage, driveway, and garage hint at the space and versatility within. The accommodation includes a lounge, dining room, kitchen/breakfast room, utility area, and shower room on the ground floor, with three bedrooms upstairs. Outside, the mature gardens provide a tranquil retreat and ample space for outdoor living. Viewing is essential to appreciate the size, setting, and possibilities this property offers—contact White & Guard today to arrange your appointment.

LOCATION

Perfectly positioned in a popular residential area, this home enjoys excellent access to local amenities, reputable schools, and superb transport links. Southampton Airport Parkway and Eastleigh town centre are just a short distance away, making commuting and travel effortless. Whether you're looking for a family home or a property with potential to add value, this location offers convenience without compromising on peace and privacy.

- EASTLEIGH COUNCIL BAND C
- FREEHOLD
- EPC RATING D
- CHARACTER PROPERTY
- THREE BEDROOM SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- SCOPE FOR A REFURBISHMENT PROJECT
- SET ON A GENEROUS PLOT
- DRIVEWAY PROVIDING OFF ROAD PARKING





INSIDE

The ground floor begins with a welcoming entrance porch leading into a bright and spacious lounge. A large bay window floods the room with natural light, while the traditional fireplace creates a warm focal point—ideal for relaxing or entertaining.

A separate dining room offers a versatile space for family meals or gatherings, with dual aspect windows enhancing the airy feel. Beyond this, the kitchen/breakfast room provides ample room for dining and is fitted with a range of wall and base units, complemented by wooden worktops and space for appliances.

To the rear, a practical utility area adds extra storage and functionality, leading to a modern shower room complete with a three-piece suite and contemporary tiling.

Upstairs, the property boasts three well-proportioned bedrooms. The master bedroom is particularly impressive, featuring a bay window and plenty of space for furnishings. The second bedroom benefits from fitted wardrobes, while the third bedroom offers flexibility as a child's room, guest space, or home office.

OUTSIDE

One of the true highlights of this property is its extensive rear garden—a haven for outdoor enthusiasts and gardeners alike. The garden features a mix of lawn, mature shrubs, and established planting, along with a charming seating area perfect for enjoying the sunshine. Additional features include a greenhouse and garden shed, providing excellent storage and scope for hobbies.

To the front, the property benefits from a driveway offering off-road parking and access to a garage, ensuring practicality for modern living.



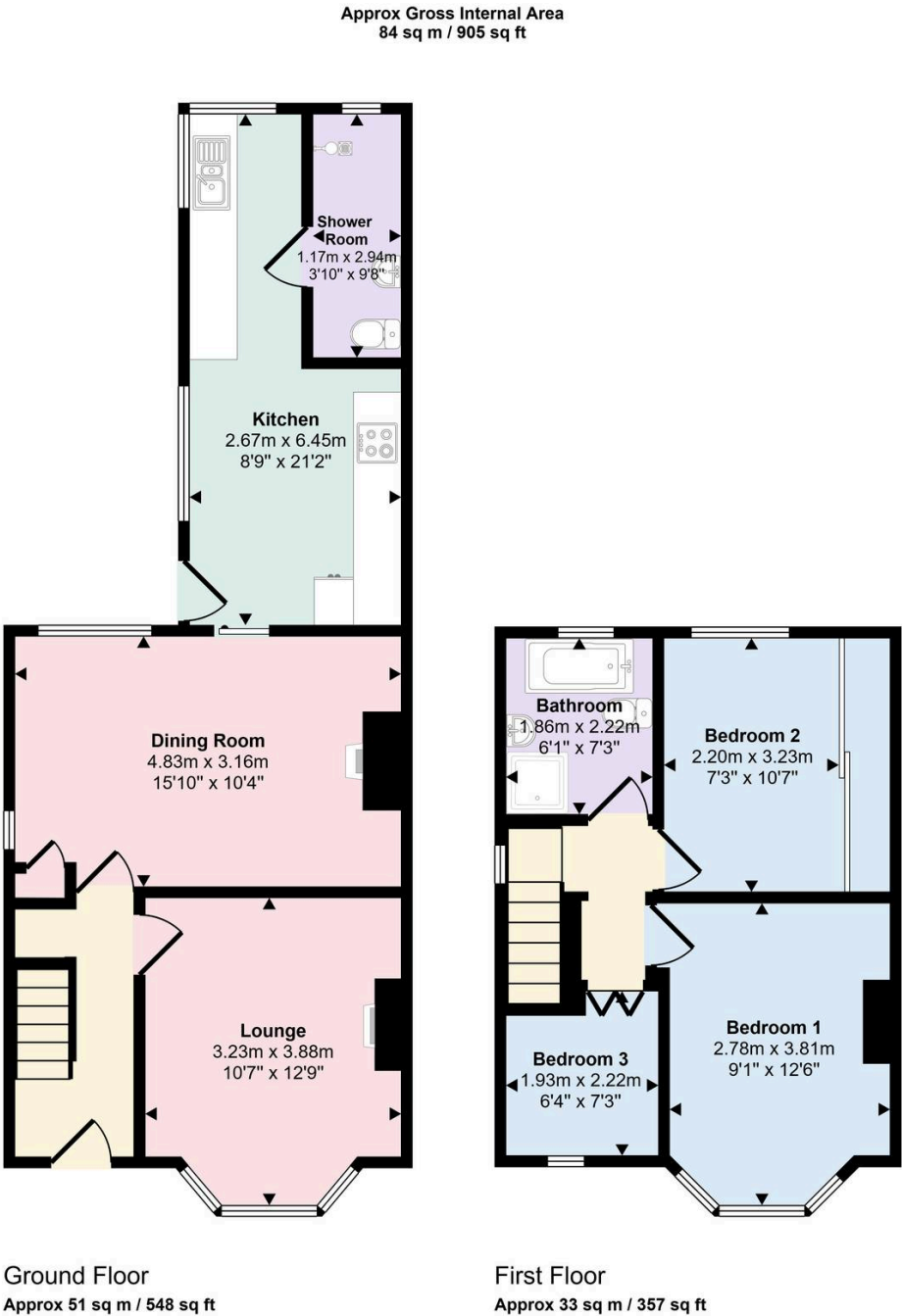
SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed
Up to 76 Mbps download speed. This is based on information provided by Openreach.

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Disclaimer
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.